UPPINGHAM ROAD
LEICESTER
LE5 2BF

£280,000

FEATURES

- Freehold
- Immaculate condition throughout
- Beautiful kitchen / diner
- Spacious lounge
- Two double bedrooms
- Shower room
- Conservatory
- Off road parking for 2 cars
- Cabin Bar
- Landscaped garden

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SETHS

2 Bedroom Semi-Detached House for sale in Leicester

GROUND FLOOR

ENTRANCE HALLWAY
Laminate flooring, radiator, uPVC double glazed window

LOUNGE
16'4" x 11'6"
Carpeted, radiator, uPVC double glazed window, uPVC French doors leading to conservatory

KITCHEN / DINER
15'8" x 10'10"
Featuring a contemporary range of fitted wall and base units with work surfaces over incorporating a sink and drainer with mixer tap, 4 ring electric hob with circular island extractor hood, built-in oven, integrated fridge / freezer, integrated dishwasher, plumbing for washing machine, breakfast bar / island, wine cooler, laminate flooring, long standing radiator, recessed spotlights, x2 pantries, uPVC double glazed window, uPVC double glazed French doors leading to rear garden

CONSERVATORY
13'8" x 8'9"
Laminate flooring, radiator, uPVC double glazed French doors leading to rear garden

FIRST FLOOR

BEDROOM 1
14'11" x 9'3"
Carpeted, radiator, fitted wardrobes, x2 uPVC double glazed windows

BEDROOM 2
12'4" x 10'3"
Carpeted, radiator, x2 uPVC double glazed windows

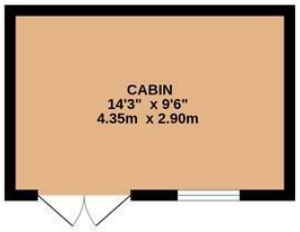
SHOWER ROOM
WC, wash hand basin with mixer tap and vanity units, shower cubicle, tiled flooring, cladded walls, towel radiator, extractor fan, uPVC double glazed window

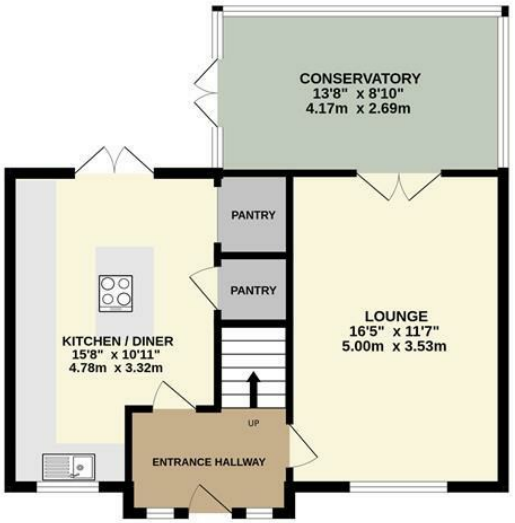
OUTSIDE
To the front of the property is a paved driveway with parking space for 2 vehicles. To the rear of the property is a beautiful landscaped garden partly slabbed and partly laid to lawn. There is the added benefit of a cabin bar ideal for get togethers or can be used as an office / gym.

ADDITIONAL INFO
Tenure: Freehold
EPC rating: D
Council Tax Band: C
Council Tax Rate: £2140
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Full Fibre Broadband

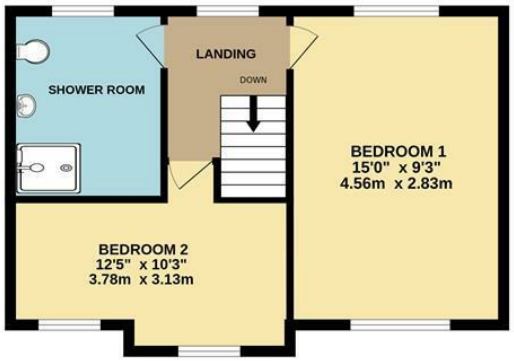
HAPPY HOUR

GROUND FLOOR





1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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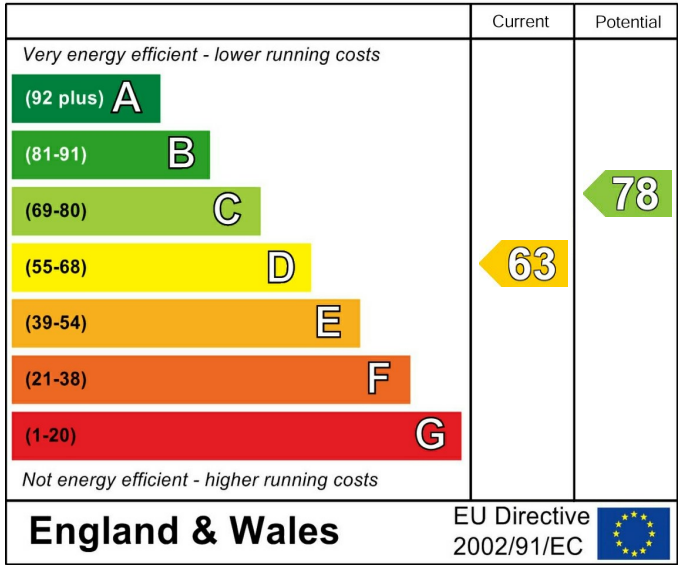
Council Tax Band

C

Energy Efficiency Rating



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

SETHS